



HUNTINGTON BEACH PLANNING DEPARTMENT

MAJOR PROJECTS NEWSLETTER

AUGUST 2007

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Update on Beach/Edinger Corridor Study



Work is continuing on the Beach Boulevard/Edinger Avenue Corridor Study. The City and the consultant for the project, Freedman, Tung & Bottomley, hosted the second community workshop on June 20. The third community workshop, which will focus on traffic and circulation issues, will be held on August 27, from 5:30 p.m. to 9:00 p.m. at Central Library. Additionally, the Planning Department has solicited

proposals from consultants to prepare the Environmental Impact Report for the project. The contract for the EIR will likely go to the City Council for approval in early Fall. This is a joint project with the Economic Development Department, Public Works Department and Planning Department. Please visit http://www.surfcity-hb.org/CityDepartments/planning/major/Beach_Edinger.cfm for additional information. **Staff Planner: Rosemary Medel**

Brightwater Annexation

The 30-day comment period for the Environmental Assessment for the Brightwater Annexation began August 7th and will end September 6th. Copies of the Negative Declaration and the Draft Specific Plan are available at the Planning Counter, the Central Library, and at the Graham Branch Library.

Staff Planner: Jason Kelley



Coastal Commission Hearing on Parkside Estates Postponed

The California Coastal Commission postponed the July 11 hearing on the Parkside Estates until October or November. The October hearing is scheduled for October 10-12 in San Pedro; the November hearing is scheduled for November 14-16 in San Diego. The date of the hearing will be included in this newsletter when it is announced. For more information, visit the Coastal Commission webpage, <http://www.coastal.ca.gov/mtgcurr.html>.

Staff Planner: Mary Beth Broeren

The Planning Department newsletter is available on the City of Huntington Beach Planning Department website, http://www.surfcity-hb.org/CityDepartments/planning/news_publications/. For more current information, please contact the Planning and Zoning Counter at (714) 536-5271.

Contracts Approved to Update Downtown Specific Plan and Downtown Parking Management Plan



On July 16, the City Council approved contracts with two consultants to update the Downtown Specific Plan and Downtown Parking Management Plan. RRM Design Group is being retained to update the Downtown Specific Plan and urban design guidelines to support and encourage a mixed use development community. For the Downtown Parking Management Plan, Kimley-Horn and Associates, Inc is being contracted to develop a “shared-use” parking strategies and

other innovative approaches to regulating parking in a mixed-use development community. This is a joint project with the Economic Development Department, Public Works Department and Planning Department.

Staff Planner: Ron Santos

Mixed Use Project Slated for Gothard and Center

Dubbed “The Ripcurl,” Amstar/Red Oak LLC is proposing to ultimately develop up to 500 luxury residential units in five residential stories, located above approximately 15,000 square feet of street level retail and commercial uses. Off-street parking will be provided at grade and on two subterranean levels. Open space amenities will be included.

The City has initiated the process for an Environmental Impact Report, with a consultant expected to be retained in early Fall. Actual construction of the project would also likely require a Zoning Text Amendment and Zoning Map Amendment, subject to Planning Commission and City Council approval. A Conditional Use Permit from the Planning Commission and review by the Design Review Board will also likely be required. These requirements would be established with the Zoning Text Amendment. **Staff Planner: Tess Nguyen**

Budget Update

The City Council will consider adoption of the fiscal year 2007/2008 budget on September 4, 2007. The Planning Department budget request is a 5.3 percent decrease from the previous fiscal year. The decrease is due mainly to the majority of the funding for the Beach Boulevard/Edinger Avenue Specific Plan contract being expended in the current fiscal year. Key projects included in the budget include: continuing work on the Beach Boulevard/Edinger Avenue Study and Specific Plan; Brightwater Annexation, Zoning Map Amendment/Zoning Text Amendment; completing the Housing Element Update; Senior Center Environmental Impact Report; initiating the Bolsa Chica Lowlands annexation and Bella Terra Phase II Environmental.

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